, the said JAMES S. SMITH

, do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or dompanies for at least the sum of $ until the notes herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the lawful owner and holder of said notes, as his interest may appear.

I further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case I fail to do either, then the said Trustee or the lawful owner and holder of said notes, or any of them, may do any or all of these things and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment.

Now, if I , the said JAMES S. SMITH , shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured as aforesaid, then this trust conveyance shall be of no further force or effect. But if I fail to pay any one of said notes or part thereof promptly at maturity, or if, failing to pay taxes, keep up repairs, or keep said premises insured as herein provided, I fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee or lawful owner and holder of said notes, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said notes, or any of said notes then past due and unpaid, all remaining unpaid notes shall become due and payable at once without notice, and the said Trustee or his successor in trust is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the south door of the Courthouse in said County to the highest bidder, for cash, at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee or his successor in trust is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this trust conveyance.

I agree that the Trustee may, at any time after default in payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. I further agree that in the event the Trustee fails before selling said property as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon delivery to him by the Trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the Trustee as follows:

1st. To the payment of all costs, charges, and expenses of executing this conveyance and enforcing said lien, as herein provided; also reasonable attorney's fees for advice in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance or the enforcement of said lien; also the expenses of any such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to JAMES S. SMITH, HIS representatives or assigns.

In case of the death, absence, inability, or refusal to act of said Trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said lien notes, or if more than one, then the first-maturing unpaid note, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing, to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to JIM C. BURKE Trustee, shall be vested in said successor.

~~Said Trustee shall execute this trust without being required to give bond, and he shall not be required to file any account of settlement in relation to his trusteeship.~~

In Witness Whereof, We, the said C. H. BURKE AND WIFE, ANNA K. BURKE, and JAMES S. SMITH , hereunto set our hands at NASHVILLE , Tennessee, this the 1ST day of OCTOBER , 19 44.

C. H. BURKE
ANNA K. BURKE
JAMES S. SMITH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, VERA HENSHAW , a Notary Public in and for said County and State, the within named C. H. BURKE AND WIFE, ANNA K. BURKE & JAMES S. SMITH the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X , X of the said having appeared before me privately and apart from husband , the said X , X , acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband , and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 30TH day of OCTOBER 19 44.

My commission expires 10-23-46

U.S.R.S. 55¢
RECEIVED NOV. 1, 1944 AT 2:30 P.M.
SW

(Seal) VERA HENSHAW
Notary Public.

NUMBER 15105 RECORDED NOVEMBER 2, 1944

WILLIE GRIGG DEAVER HUBBELL, ET VIR -TO- CORA E. MELTON

INSTALLMENT DEED

Book No. 1305

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND ($2,000.00) AND NO/100 DOLLARS of which FOUR HUNDRED ($400.00) AND NO/100 DOLLARS has been paid in cash by CORA E. MELTON , the receipt of which is hereby acknowledged, and for the remainder ONE THOUSAND SIX HUNDRED ($1,600.00) AND NO/100 DOLLARS the said CORA E. MELTON HAS EXECUTED HER 41 PROMISSORY NOTES, OF EVEN DATE HEREWITH, THE FIRST 40 BEING FOR PRINCIPAL SUM OF $25.00 EACH, AND THE LAST FOR $600.00, BUT INTEREST AT THE RATE OF 6% PER ANNUM HAS BEEN COMPUTED AND ADDED INTO THE FACE OF EACH NOTE MAKING THE FIRST NOTE FOR $33.00 AND EACH SUCCEEDING NOTE DECREASING 12 AND 13 CENTS, ALTERNATELY, THEREAFTER, EXCEPT THE LAST WHICH IS FOR $603.00; AND THE FIRST NOTE FALLING DUE NOVEMBER 1, 1944 AND THE OTHERS MONTHLY, RESPECTIVELY, THEREAFTER AND PAYABLE TO THE ORDER OF WILLIE GRIGG DEAVER HUBBELL,

I desire to have the within instrument recorded as a part of the lien to secure the same in full. Time 15 Fee
Attest: J. P. Wilson — Third Natl. Bank
W. E. Jones Asst.

MATURITY

all of said notes bearing six per cent interest from date and providing for payment of attorney's fees; and to secure the payment of said notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed WE, WILLIE GRIGG DEAVER HUBBELL AND HUSBAND, HOWARD HUBBELL

have this day bargained and sold, and do hereby transfer and convey, unto the said CORA E. MELTON, A WIDOW, HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO. 44 ON THE PLAN OF NEILL S. BROWN'S ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK NO. 57, PAGE 50, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF MCFERRIN AVENUE AT THE CORNER OF LOTS NOS. 43 AND 44; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 148.1 FEET TO THE EASTERLY MARGIN OF MYRTLE AVENUE; THENCE WITH SAID AVENUE, NORTHWARDLY 41.5 FEET TO THE CORNER OF AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY, NORTHWARDLY 15 FEET TO THE CORNER OF LOTS NOS. 44 AND 45; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 170 FEET TO THE WESTERLY MARGIN OF MCFERRIN AVENUE; THENCE WITH SAID AVENUE SOUTHWARDLY 50 FEET TO THE BEGINNING. SAID PROPERTY WAS DEVISED TO WILLIE GRIGG DEAVER NOW HUBBELL BY WILL OF E. M. DEAVER, DECEASED, OF RECORD IN WILL BOOK 47, PAGE 25, COUNTY COURT FOR DAVIDSON COUNTY, TENNESSEE. TAXES FOR THE YEAR 1944, PRORATED.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said CORA E. MELTON, HER forever, heirs and assigns, lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said CORA E. MELTON, HER heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the nonpayment of said notes as they mature, as hereinafter provided, and for the consideration of One Dollar to ME in hand paid I , the said CORA E. MELTON do hereby transfer and convey unto WILLIAM O. LEE , Trustee, his successors and assigns, the real estate herein before described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.